



COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures

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MARTIN SETTEVENDEMIE

(805) 781-5910

AGRICULTURAL COMMISSIONER/SEALER
www.slocounty.ca.gov/agcomm

FAX: (805) 781-1035
AgCommSLO@co.slo.ca.us

DATE: August 19, 2016
TO: Cindy Chambers, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department
SUBJECT: Rava Minor Use Permit DRC2015-00148 (1888)

The Agriculture Department's review finds that the proposed Rava minor use permit for the conversion of a portion of an existing agricultural accessory structure to a winery facility and conversion of an existing visitor serving structure to a tasting room would have less than significant impacts to agricultural resources or operations. The Department recommends the following conditions to maximize the availability of water for agricultural production:

- Incorporate best management practices for water conservation purposes throughout winery facility.
- Maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge, minimize erosion and sedimentation, and protect farmland for agricultural use.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating to the extent feasible the negative impacts of development to agriculture.

If you have questions, please call 781-5914.

Project Description and Agricultural Setting

The project site is located at 6785 Creston Road, southeast of Paso Robles. The 80-acre site is located within the Agriculture land use category and is developed with temporary events center, wine grape vineyards, agricultural accessory structures, and a residence. The project site is located over the Paso Robles groundwater basin and is under Williamson Act contract. Agricultural uses in the area primarily consist of wine grape vineyards.

The proposal includes conversion of 16,027 square feet of an existing agricultural accessory structure to a wine processing facility, development of a 1,200 square foot crush pad, and the conversion of 830 square feet of an existing visitor serving structure to a tasting room.

Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry and the facilities are sited adjacent to existing roads and are compatible with future agricultural activities.

Impacts to Agricultural Resources

The proposed development would result in the conversion of a total of 16,857 square feet within existing structures to a wine production facility and tasting room. Impacts to agricultural resources will be less than significant; however, the Department recommends the following conditions to maximize the availability of water for agricultural production:

- Incorporate best management practices for water conservation purposes throughout winery facility.
- Maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge, minimize erosion and sedimentation, and protect farmland for agricultural use.



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 7/11/2016

TO: ENV. HEALTH

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2015-00148 RAVA - Proposed minor use permit for ag/winery processing in existing 16,207 SF metal building, and wine tasting room in 1,925 SF existing meeting room. Project location is 6785 Creston Road, Paso Robles.
APN(s): 035-341-023 & -024

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☐ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see attached - thank you.

8/12/16
Date

[Signature]
Name

X5551
Phone



Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

August 12, 2016

To: Cindy Chambers / Holly Phipps
North County Team / Development Review

From: Environmental Health
Leslie Terry

Project Description: DRC2015-00148, Rava MUP
APN 035-341-023 & -024

Be advised that in tasting rooms, no food, except for crackers, may be served without a health permit. Use only licensed caterers for public events where food may be served.

Should the commercial kitchen be used to prepare food which will be made available to the public, the applicant shall obtain a Health Permit with San Luis Obispo County Environmental Health Services for the commercial kitchen. Contact Chelsea Broucuret at (805) 781-5572 with any questions regarding the food facility permitting process. This kitchen will need to undergo plan check with this office prior to construction.

Should the site proceed with the B&B approved under ZON2015-00709 please note a Health Permit will be required.

Should the commercial kitchen or B&B be permitted with this office, reference the attached guidance document for information on Food Facilities with Private Water Wells. In the event this facility will not have more than 25 persons per day on site for 60 days out of the year, then the water will be regulated as part of their food facility permit.

In the event the facility has more than 25 persons per day on site for 60 days out of the year (guests, staff etc.), an annual permit will be required for the water supply at this facility. See attached flow chart for information on types of water systems. Contact Leslie Terry at (805) 781-5551 with any questions regarding the water supply at this facility.

If plan review for cross connection determines a device is necessary, then an annual device test requirement shall be added as a condition of this MUP.

Applicant to return attached Hazardous Materials Declaration Flowchart to this office. Be advised that threshold levels are 55 gallons, 500 pounds or 200 cubic feet and common materials include (but are not limited to): fuel, paint, lubricants, pesticides, pool chemicals and compressed gases. Contact Peter Hague (805) 781-5554 in this office with any questions regarding this form.



Food Facilities with Private Water Wells

Food facilities not served by a public water system have a responsibility to ensure a safe water supply. The California Retail Food Code (CalCode), Section 114192, states that "an adequate, protected, pressurized, potable supply of hot water and cold water shall be provided," while Section 113869 defines "Potable water" as "water that complies with the standards for transient noncommunity water systems pursuant to the California Safe Drinking Water Act, Chapter 4 (commencing with Section 116270) of Part 12, to the extent permitted by federal law."

The California Safe Drinking Water Act provides the following definitions:

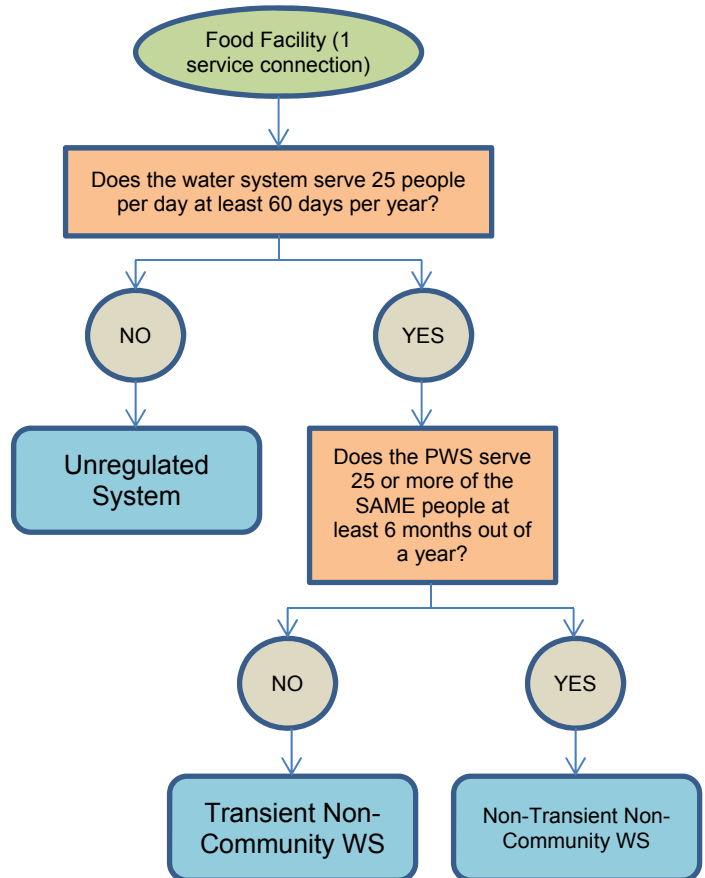
"116275. As used in this chapter:

(h) "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.

A public water system includes the following:

(o) "Transient noncommunity water system" means a noncommunity water system that does not regularly serve at least 25 of the same persons over six months per year."

To achieve compliance with the regulations above, San Luis Obispo County will have facilities with private water wells which either utilize an unregulated water supply (with obligations to comply with "standards") or are served by a regulated transient non-community water system. This chart provides a decision tree for the proper classification of a food facility's water supply. All Public Water Systems (PWS) with less than 200 connections will be issued a **water system permit** and will be regulated by this office. Unregulated water systems serving a regulated food facility will be regulated as part of their **food facility permit**.



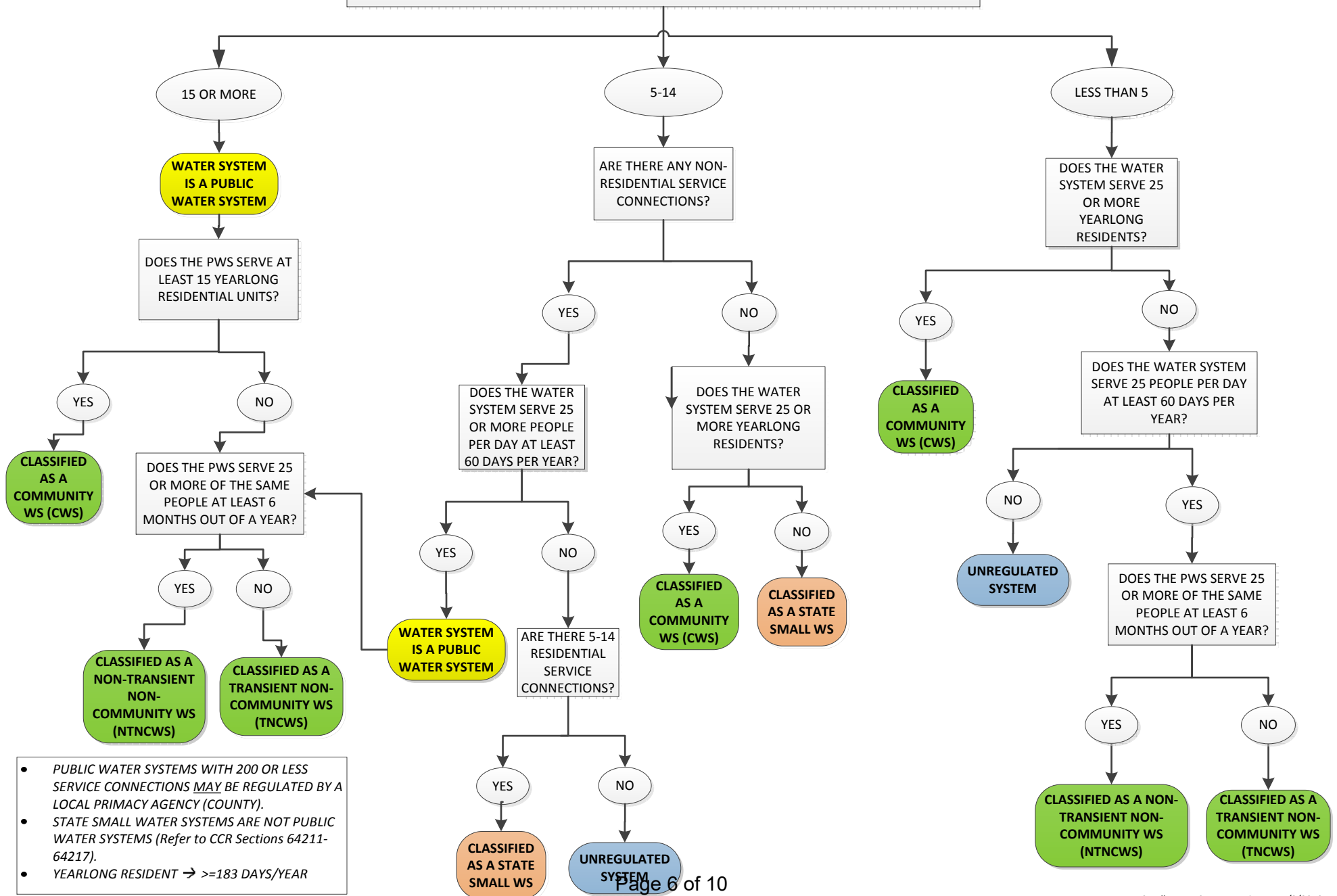
Unregulated water systems serving a food facility are required to comply with the following testing requirements:

Constituent	Frequency
Bacteriological	Monthly
Nitrate (NO3)	Annually
Nitrite (NO2)	Triennially (every 3 years)
Inorganic Chemicals (& Arsenic)	Once
Secondary Standards	Once

In addition to testing requirements, food facilities (including cottage food operations) are required to maintain their water system to ensure safety of their water supply. This includes but is not limited to ensuring that the source, distribution system and storage facilities are maintained to protect against contamination or pollution. Failure to comply with either testing or system structural requirements will result in a violation No. 21. *Water* on the food facility's inspection report.

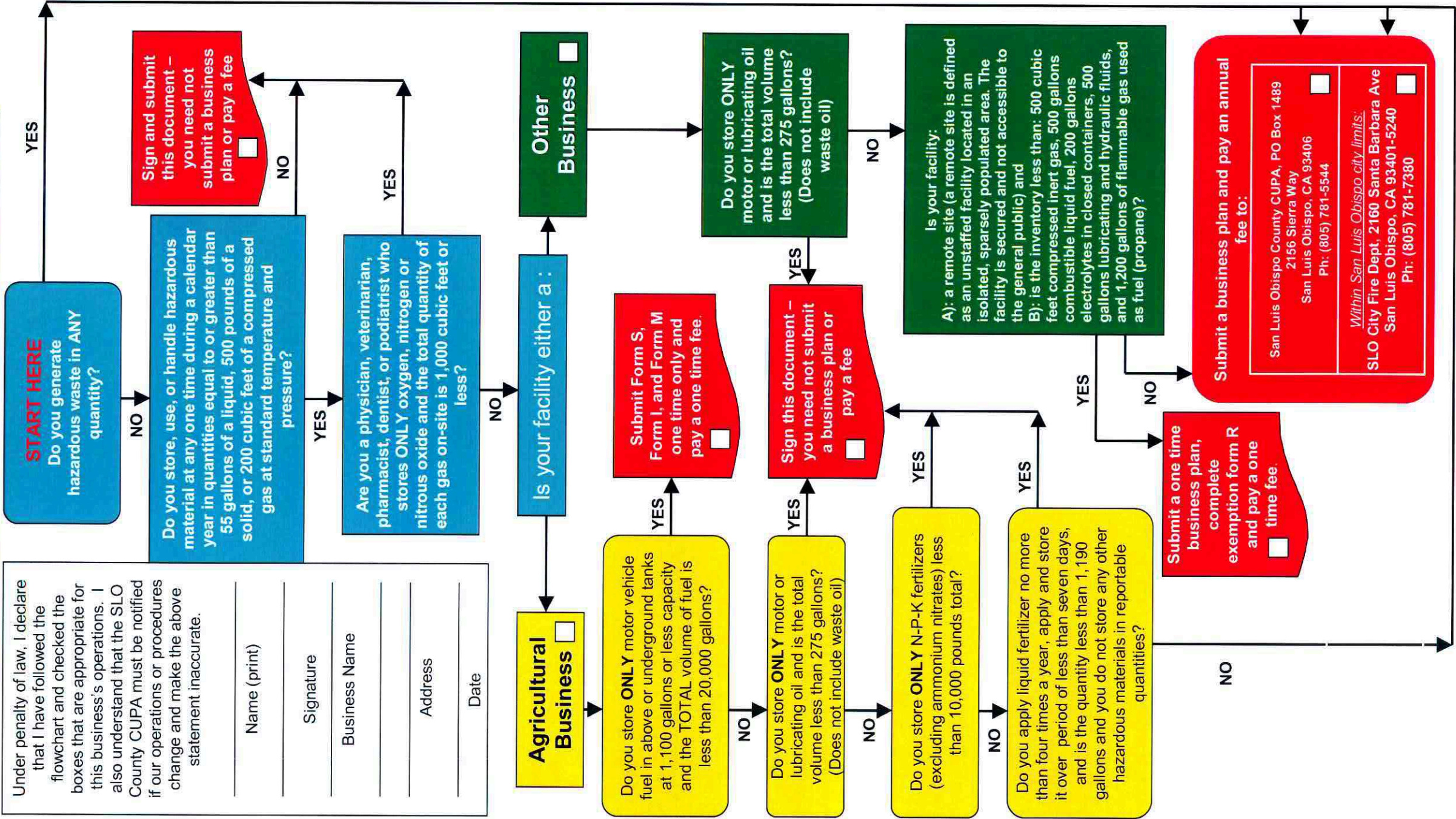
DECISION TREE FOR CLASSIFICATION OF WATER SYSTEMS

HOW MANY SERVICE CONNECTIONS DOES THE WATER SYSTEM HAVE?



- PUBLIC WATER SYSTEMS WITH 200 OR LESS SERVICE CONNECTIONS MAY BE REGULATED BY A LOCAL PRIMACY AGENCY (COUNTY).
- STATE SMALL WATER SYSTEMS ARE NOT PUBLIC WATER SYSTEMS (Refer to CCR Sections 64211-64217).
- YEARLONG RESIDENT → ≥183 DAYS/YEAR

HAZARDOUS MATERIALS BUSINESS PLAN IMPLEMENTATION FLOWCHART



COMMON HAZARDOUS MATERIALS

- Lubricants
- Solvents
- Compressed Gases
- Fuel
- Pesticides
- Paint

COMMON HAZARDOUS WASTES

- Crank Case Oil
- Used Anti-Freeze
- Paint
- Used automotive batteries
- Spent solvents

Not sure?

Please contact The County of San Luis Obispo
Public Health Department
Division of Environmental Health
at
(805) 781-5544



Attachment 3
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229 email address: pwd@co.slo.ca.us



Date: 7/17/2016

To: Holly Phipps, Project Planner
Cindy Chambers, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2015-00148 Rava MUP, Creston Rd., Paso Robles, APN 035-341-023 & 024

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The proposed project is outside the Templeton Road Improvement Fee Area B. Road Improvement Fees are not applicable to this project.
- B. The collision history on Creston Road adjacent to the project site is below the county average. No Road Safety Analysis (RSA) is required.
- C. The proposed public serving project site is not located further than 1-mile from a collector or arterial (22.30.070D2a). Creston Road is designated a collector.
- D. The project is located within the Paso Robles Groundwater Basin and must follow the adopted water conservation requirements of the Paso Robles Groundwater Basin Plan.
- E. Road widening improvements are not required in accordance with Resolution 2008-152 for the following reasons:
 - Creston Road has a collision history below county average, no RSA required.
 - Applicant provided project description: 16,207 sf wine processing (no PHT) and 1,925 sf winery (5 PHT). The low number of PHT does not trigger frontage road widening improvements

Recommended Project Conditions of Approval:

1. **At the time of application for construction permits**, the applicant shall submit site access road construction plans, or a letter from Cal Fire stating the onsite access roads meet current Cal Fire Standards, to the Department of Planning and Building. If construction plans are required, all improvements shall be completed to Cal Fire standards and specifications from project site back to the nearest public maintained roadway.

2. **Prior to occupancy or final inspection**, the Showdown Way driveway approach on Creston Road shall be reconstructed in accordance with County Public Improvement Standard B-1e for high speed rural driveways. All driveway approaches constructed on County roads shall require an encroachment permit.
3. **On-going condition of approval (valid for the life of the project)**: In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, the placement of event signage.
4. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
5. **On-going condition of approval (valid for the life of the project)**:
 - a. Any gate constructed on a driveway where off-site grapes are delivered and/or product is exported from the site shall be a minimum of 75-feet from the traveled way of any road open to public traffic.

Recycling

6. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

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